

October 27, 2009

Site Plan: Sports Village USA, Block B, Lot 4 - Hampton Inn and Suites (SPFP09-0020)
Owner(s): Sports Village Realty I, LLC.

DESCRIPTION:

A hotel on one lot on 1.9± acres on the north side of Sports Village Road, 500± feet east of Frisco Street. Zoned Planned Development-165-Commercial-1. Neighborhood #46. SM

REMARKS:

Access:	Access is provided from Sports Village Road.
Cross access:	Cross access is provided.
Parking:	Parking is adequate.
Screening:	A solid living screen of Nellie R. Stevens Hollies is provided along the parking adjacent to Cottonwood Creek in accordance with the Planned Development standards.
Open Space:	Open space is adequate.
Tree Preservation:	There are no protected trees on the property.
Landscape Plan:	A landscape plan has been submitted for staff review.
Façade Plan:	A façade plan has been submitted for staff review.
Additional Information:	Three amenities, including an indoor pool, weight room and conference room of 1,000 square feet, are provided in accordance with the Zoning Ordinance requirements for hotels. The development is in conformance with the Preliminary Site Plan approved by the Planning & Zoning Commission on August 11, 2009 and with the Planned Development standards.

On June 2, 2009, FEMA adopted new floodplain maps that did not incorporate the 2006 Letter of Map Revision (LOMR) as approved by FEMA that reflects a modified floodplain boundary for this site. The 2009 map shows the floodplain encroaching upon the proposed development, whereas the LOMR shows the floodplain outside of the development.

Engineering Services will continue to work with FEMA and the developer to resolve the map discrepancy and accurately reflect the floodplain in accordance with the floodplain maps prior to construction.

The Frisco Economic Development Council is constructing sanitary sewer improvements to the north of this property which are necessary for development of this project.

RECOMMENDATION:

Recommendation of approval subject to:

1. Staff approval of the Façade Plan.
2. Staff approval of the Landscape Plan.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Engineering Services will work with FEMA to modify floodplain maps prior to construction.
5. Additions and/or alterations to the site plan resulting from changes to the construction plans by Engineering Services.